

Prepared by and Return to: Bernhardt Law Firm, 1669 Kirby Parkway, Suite 100, Memphis,
TN 38120 MS#20028- 901-753-6030

File #B103626

WARRANTY DEED

GRANTOR: Robin S. Duke and wife, Dana Duke

GRANTEE: Donald G. Boos and wife, Anne L. Boos

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, **Robin S. Duke and wife, Dana Duke**, do hereby sell, convey and warrant unto **Donald G. Boos and wife, Anne L. Boos**, the land lying and being situated in DeSoto County, Mississippi described as follows, to-wit:

Indexing Information:

Unit 36, Building 9, Parkview Heights PUD, Area 3, Phase 2, the Oaks at Parkview Condominiums, located in Section 33, Township 1 South, Range 6 West, in plat of record at Plat Book 102, Page 4, in the Office of The Chancery Clerk of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

Parcel I.D.: 1068-33031-00036.00

Property Address: 8823 Parkview Oaks Circle, Olive Branch, MS 38654

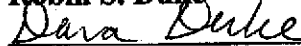
Dana Duke, spouse of the said Robin S. duke, for consideration aforesaid, joins herein for the purpose of granting, bargaining, selling, conveying and confirming, and does hereby grant, sell, convey and confirm unto Grantee, its successors and/or assigns, all rights, claims and interest of every kind, character and description whatsoever which the said Dana Duke now has or hereinafter may acquire by virtue of her marriage to Robin S. Duke, in real estate hereinabove conveyed Grantee, including but not limited to homestead and any interest in the aforesaid real estate as all or part of an elective share of surviving spouse as provided under the laws of the State of Mississippi, but the said Dana Duke does not join in the covenants and warranties of this indenture.

This conveyance is made subject to the terms, provisions, covenants and restrictions of the same Declaration of Covenants, Conditions and Restrictions for the Oaks at Parkview Condominiums of record in Book 548, Page3 633-690 , of record in the Chancery Court Clerk's Office of **DeSoto** County, Mississippi, Subdivision Restrictions, Building Lines and Easements in Plat Book 102, Pages 4-6 and Declaration of Restrictive Covenants in Book 525, Page 530, all of record in the Office of the Chancery Clerk of DeSoto County, Mississippi. It is agreed and understood that taxes are to be prorated for the year 2010, and possession is given upon delivery of this Deed.

WITNESS THE SIGNATURES of the Grantor, this 8th day of September, 2010.



Robin S. Duke



Dana Duke

**STATE OF TENNESSEE
COUNTY OF SHELBY**

Personally appeared before me, the undersigned authority in and for said County and State, within my jurisdiction, the within named Robin S. Duke and Dana Duke acknowledge that they signed, sealed and delivered the above and foregoing Warranty Deed as their free and voluntary act and deed and for the purposes herein expressed.

Given under my hand and official seal of the office, this 8th day of September, 2010

~~Notary Public~~

My Commission Expires:

4/26/11

Grantor's Address:

356 Koger Street

Killbuck, AL 35645

Phone: Home- 901-485-3311

Work: N/A

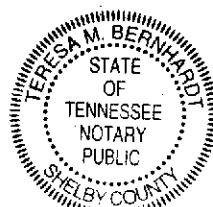
Grantee's Address:

8823 Parkview Oaks Circle

Olive Branch, MS 38654

Phone: Home- 661-703-8173

Work: N/A



MY COMMISSION EXPIRES:
April 26, 2011